

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number:** Lake Youngs Area / 60

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 448

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$79,500	\$176,200	\$255,700	\$278,700	91.7%	8.26%
<b>2002 Value</b>	\$85,300	\$191,400	\$276,700	\$278,700	99.3%	7.98%
<b>Change</b>	+\$5,800	+\$15,200	+\$21,000		+7.6%	-0.28%
<b>% Change</b>	+7.3%	+8.6%	+8.2%		+8.3%	-3.39%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.28% and -3.39% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2001 Value</b>	\$86,400	\$156,000	\$242,400
<b>2002 Value</b>	\$92,800	\$169,000	\$261,800
<b>Percent Change</b>	+7.4%	+8.3%	+8.0%

Number of improved Parcels in the Population: 4340

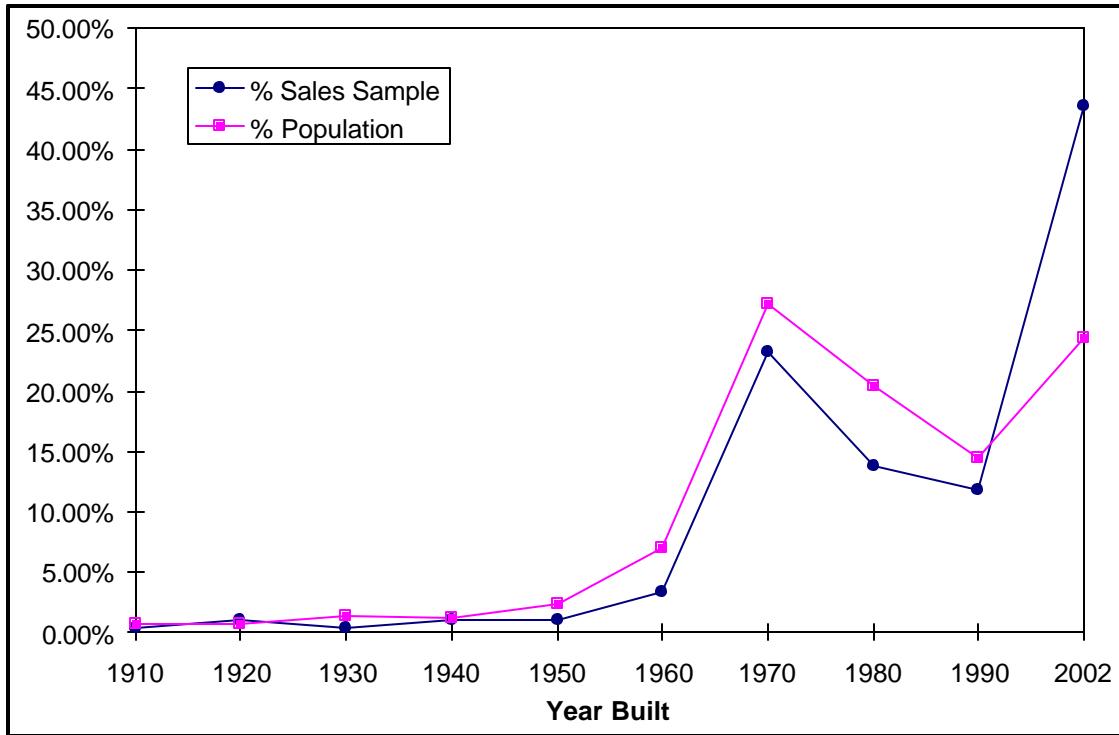
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a land-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those improved lots having 5-10 acres and parcels with major numbers 131043 or 131044 (Cambridge At The Park Phases 1 & 2) had a lower average ratio (assessed value/sales price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area. Parcels with major numbers 262175 or 262176 (Foxwood Divisions 1 & 2) and 689250 or 689251 (Prestige Parke Divisions 1 & 2) had a higher average ratio than the other properties so the formula adjusted these parcels upward less than other properties in the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	2	0.45%
1920	5	1.12%
1930	2	0.45%
1940	5	1.12%
1950	5	1.12%
1960	15	3.35%
1970	104	23.21%
1980	62	13.84%
1990	53	11.83%
2002	195	43.53%
	448	

<b>Population</b>		
Year Built	Frequency	% Population
1910	29	0.67%
1920	33	0.76%
1930	57	1.31%
1940	53	1.22%
1950	106	2.44%
1960	303	6.98%
1970	1179	27.17%
1980	888	20.46%
1990	631	14.54%
2002	1061	24.45%
	4340	

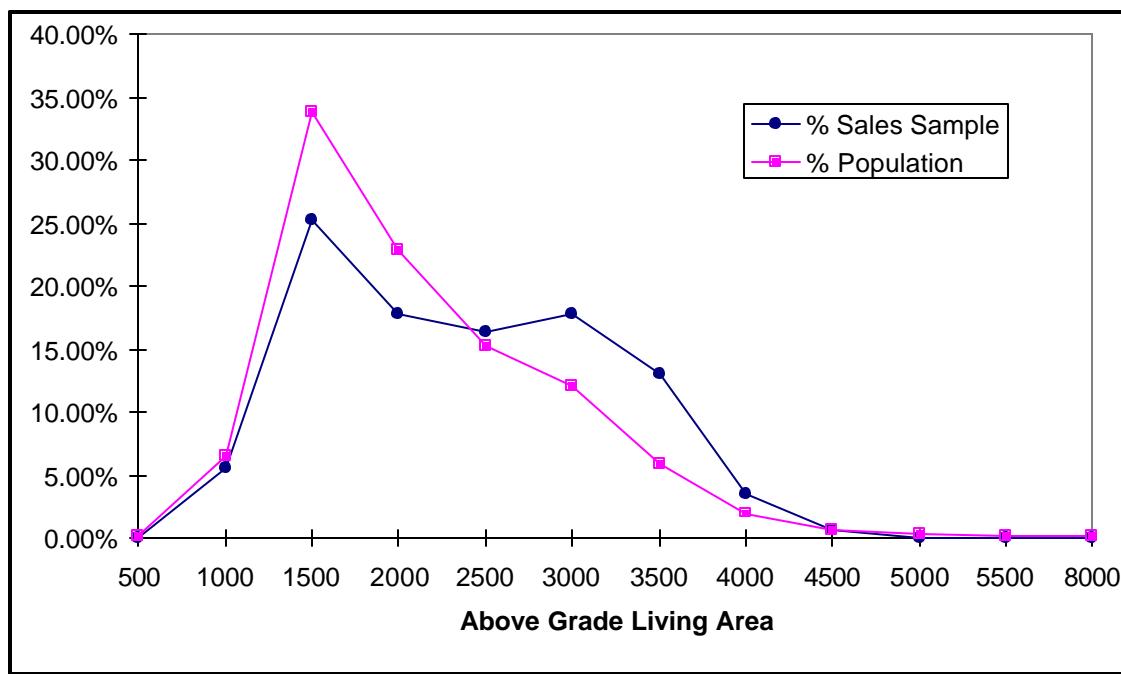


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	5.58%
1500	113	25.22%
2000	80	17.86%
2500	73	16.29%
3000	80	17.86%
3500	58	12.95%
4000	16	3.57%
4500	3	0.67%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	448	

<b>Population</b>		
AGLA	Frequency	% Population
500	7	0.16%
1000	282	6.50%
1500	1467	33.80%
2000	996	22.95%
2500	662	15.25%
3000	524	12.07%
3500	258	5.94%
4000	86	1.98%
4500	29	0.67%
5000	15	0.35%
5500	6	0.14%
8000	8	0.18%
	4340	

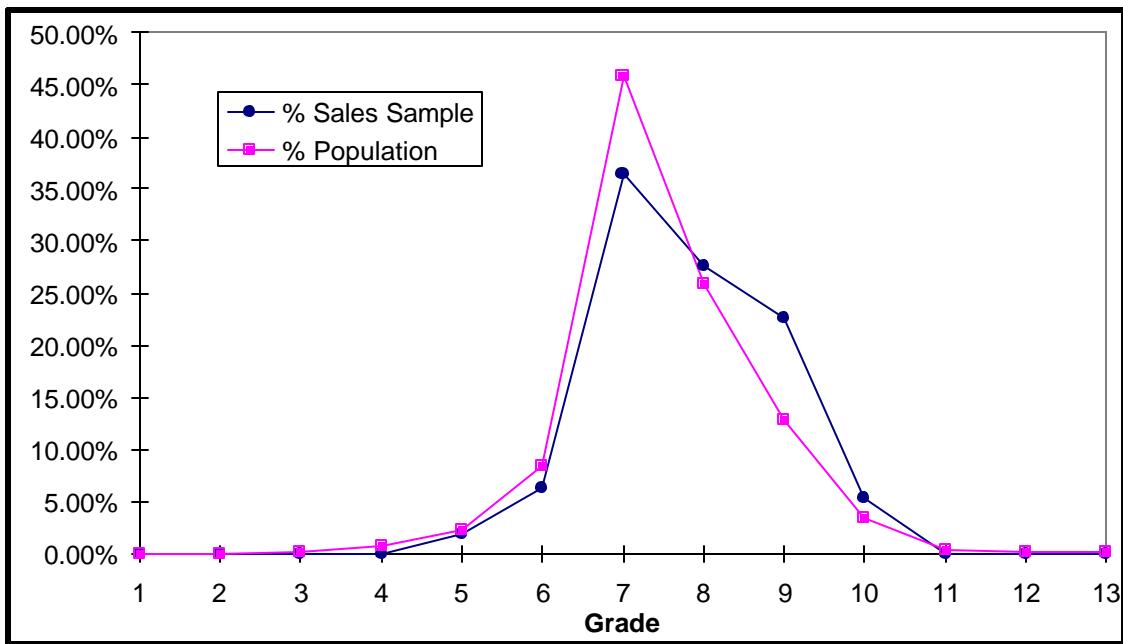


The sales sample frequency distribution indicates a disproportionate representation in the above grade living area. This type of representation is typical of areas with large numbers of new subdivisions and building which represents higher grade, larger homes.

## **Sales Sample Representation of Population - Grade**

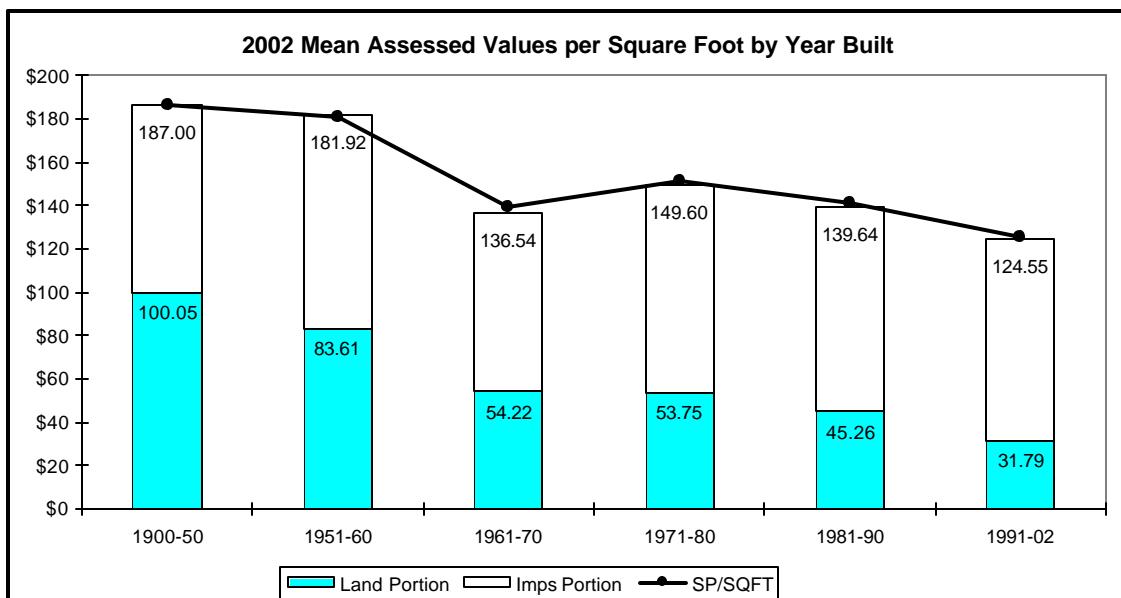
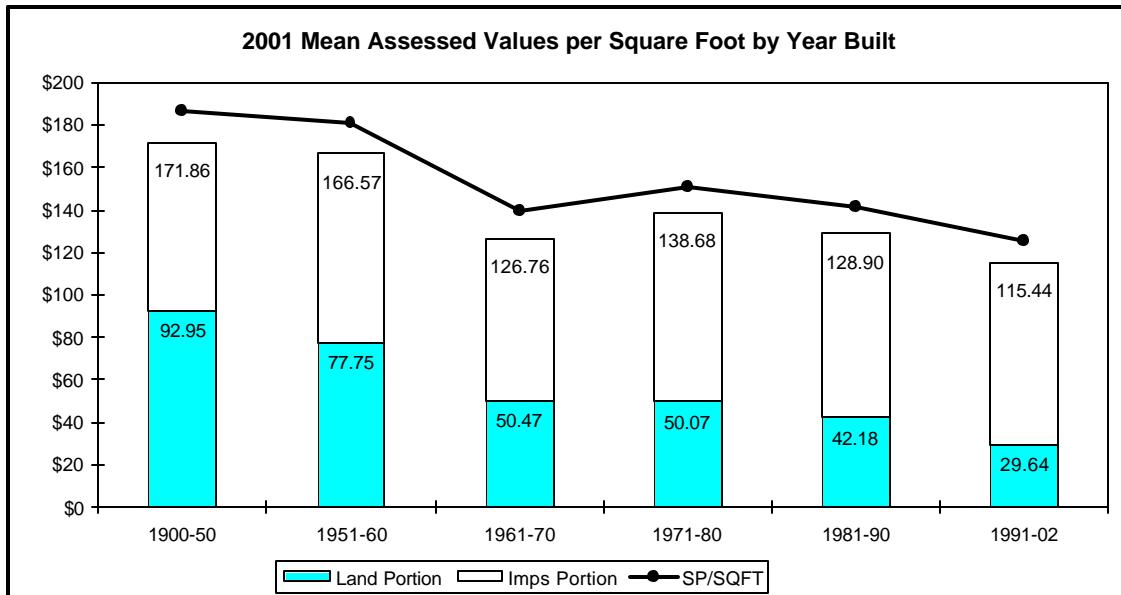
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.79%
6	28	6.25%
7	163	36.38%
8	124	27.68%
9	101	22.54%
10	24	5.36%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		448

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	9	0.21%
4	30	0.69%
5	101	2.33%
6	367	8.46%
7	1989	45.83%
8	1119	25.78%
9	556	12.81%
10	148	3.41%
11	15	0.35%
12	4	0.09%
13	2	0.05%
		4340



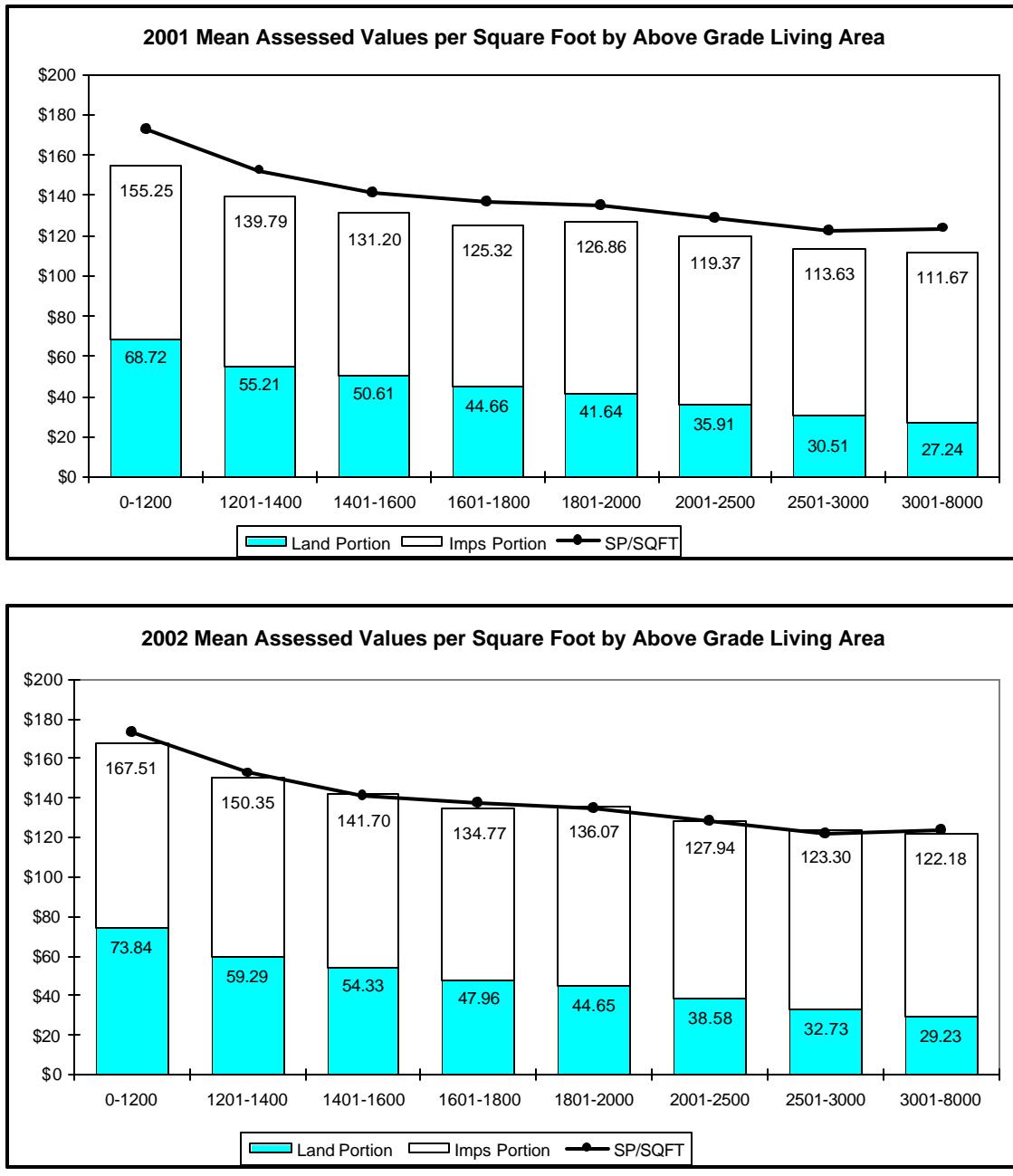
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



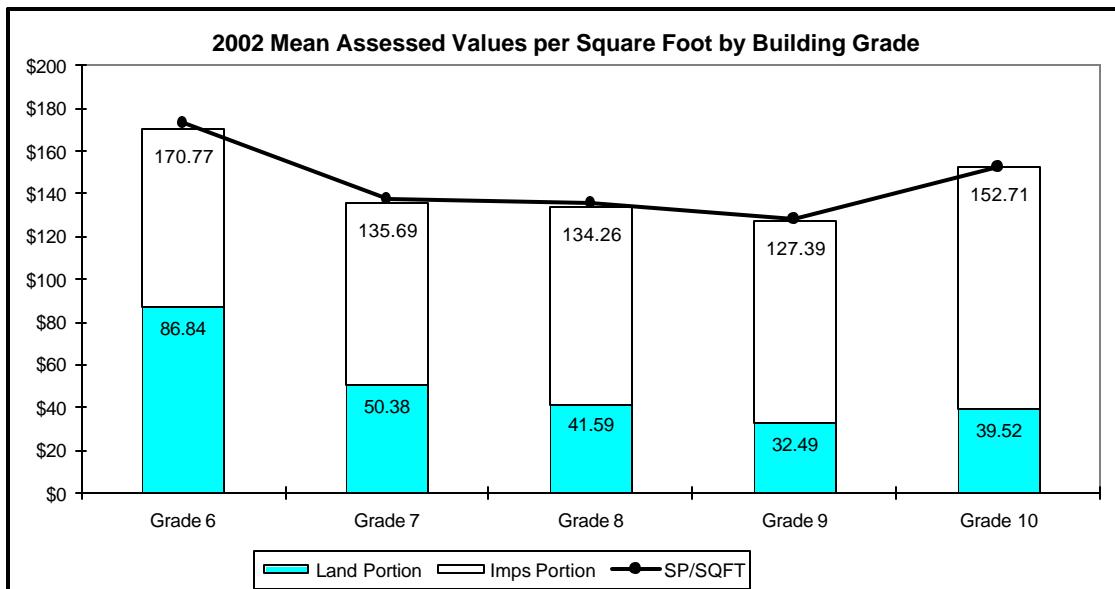
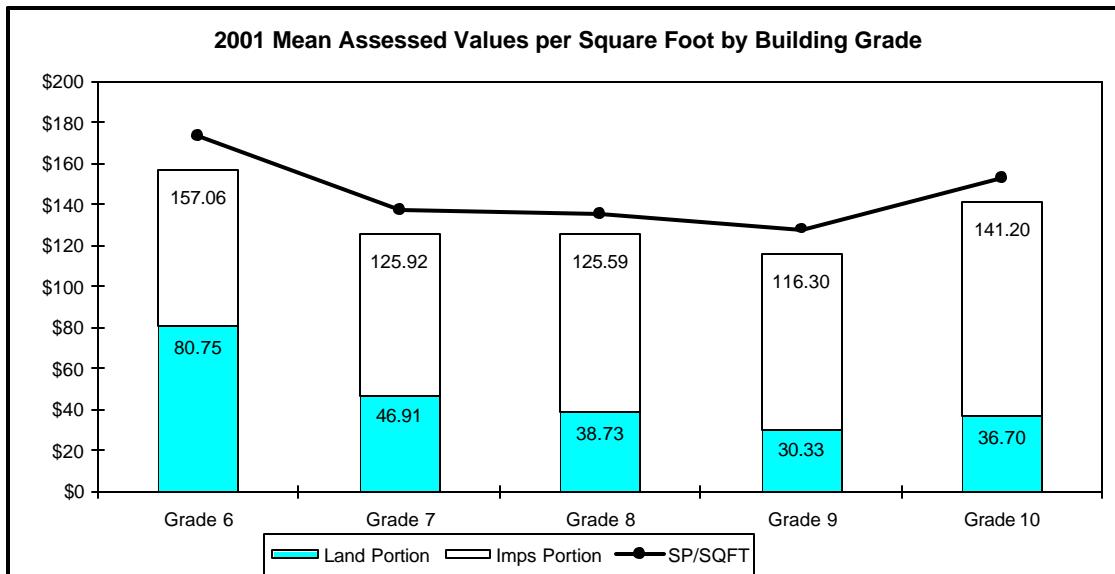
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 32 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 8% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.08, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 448 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a land-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those improved lots having 5-10 acres and parcels with major numbers 131043 or 131044 (Cambridge At The Park Phases 1 & 2) had a lower average ratio (assessed value/sales price) than other properties in the area, so the formula adjusted these parcels upward somewhat more than other properties in the area. Parcels with major numbers 262175 or 262176 (Foxwood Divisions 1 & 2) and 689250 or 689251 (Prestige Parke Divisions 1 & 2) had a higher average ratio than the other properties so the formula adjusted these parcels upward less than other properties in the area. The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9265019 - (.04916597 \text{ if improved home on 5-10 acres}) + (.04168482 \text{ if Majors 689250 or 689251}) + .05970059 \text{ if Majors 262175 or 262176}) - .02790815 \text{ if Majors 131043 or 131044})$$

The resulting total value is rounded down to the next \$1,000, then:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:*
- \*If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at new total value (2001 Land Value x 1.08) + (2001 Improvement Value \* 1.086) rounded down.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. (2001 Land Value x 1.08) + (2001 Improvement Value x 1.086) rounded down.
  - \*If vacant parcels (no improvement value,) only the land adjustment applies.
  - \*If land values or improvements are \$10,000 or less, there is no change from previous value.
  - \*If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
  - \*If residential properties exist on commercially zoned land the 2002 Total Value = 2001 Total Value x 1.00.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall percentage change for improvements as indicated by the sales sample. **2002 Total Value = 2001 Land Value x 1.08) + 2001 Improvement Value x 1.086**) with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 60 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

7.93%

<b>5-10 Acres</b>	<b>Yes</b>
% Adjustment	6.05%
<b>Majors 131043 &amp; 131044</b>	<b>Yes</b>
% Adjustment	3.35%
<b>Majors 689250 &amp; 689251</b>	<b>Yes</b>
% Adjustment	-4.65%
<b>Majors 262175 &amp; 262176</b>	<b>Yes</b>
% Adjustment	-6.53%

### **Comments**

All improved parcels adjusted by this model will receive the overall adjustment of 7.93%.

Generally homes on 5-10 acres were at a lower assessment level than homes situated on smaller or larger parcels. Homes in certain plats were at a lower assessment level than the average and homes on other plats were at a higher assessment level than the average. This model corrects for these strata differences.

For instance, a home situated on 5-10 acres would receive an *approximate* 13.98% upward adjustment (7.93% overall + 6.05% for the 5-10 acres.)

If a home is in major #131043 or 131044, the *approximate* net adjustment is an upward 11.28% (7.93% + 3.35%).

If a home is in major #689250 or 689251, the *approximate* net adjustment is an upward 3.28% (7.93% -4.65%).

If a home is in major #262175 or 262176, the *approximate* net adjustment is an upward 1.40% (7.93% -6.53%).

## Area 60 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
131043 & 131044	Cambridge At The Park Phases 1 & 2	65	169	38.5%	SE-36-23-5	3	9	1997 thru 2001	SE 184th St and 173rd Way SE
262175 & 262176	Foxwood Divisions 1 & 2	21	145	14.5%	NE-25-22-5	7	8 & 9	1997 thru 1998	SE 256th St and 175th Way SE
689250 & 689251	Prestige Parke Divisions 1 & 2	14	51	27.5%	SW-23-22-5	7	8	2000 thru 2001	SE 256th St and 155th Ave SE

## Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	8	0.911	0.989	8.6%	0.877	1.101
6	28	0.903	0.983	8.8%	0.939	1.026
7	163	0.926	0.998	7.8%	0.986	1.010
8	124	0.924	0.989	7.0%	0.976	1.002
9	101	0.905	0.993	9.7%	0.979	1.008
10	24	0.921	0.995	8.1%	0.954	1.036
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900 - 1950	13	0.893	0.972	8.8%	0.897	1.047
1951 - 1960	9	0.933	1.021	9.4%	0.940	1.103
1961 - 1970	103	0.919	0.990	7.8%	0.974	1.006
1971 - 1980	63	0.927	1.002	8.1%	0.977	1.026
1981 - 1990	61	0.909	0.985	8.3%	0.962	1.008
1991 - 2000	161	0.919	0.996	8.4%	0.986	1.006
>2000	38	0.912	0.983	7.8%	0.963	1.003
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	339	0.916	0.992	8.3%	0.984	1.000
Average	100	0.924	0.996	7.8%	0.978	1.014
Good	9	0.931	1.010	8.5%	0.959	1.061
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	201	0.907	0.977	7.8%	0.966	0.989
1.5	12	0.917	1.005	9.6%	0.921	1.089
2	235	0.923	1.001	8.4%	0.992	1.010

## Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	74	0.896	0.967	7.9%	0.948	0.986
1201-1400	50	0.917	0.986	7.5%	0.965	1.008
1401-1600	31	0.931	1.005	8.0%	0.978	1.033
1601-2000	34	0.914	0.982	7.5%	0.957	1.008
1801-2000	29	0.939	1.007	7.3%	0.977	1.037
2001-2500	73	0.929	0.996	7.2%	0.973	1.018
2501-3000	80	0.930	1.009	8.5%	0.993	1.026
3000+	77	0.902	0.987	9.4%	0.972	1.001
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	427	0.919	0.994	8.2%	0.987	1.002
Y	21	0.892	0.969	8.6%	0.920	1.017
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	440	0.918	0.993	8.2%	0.986	1.000
Y	8	0.916	0.987	7.8%	0.905	1.069
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	160	0.903	0.989	9.5%	0.978	1.000
7	288	0.929	0.996	7.2%	0.986	1.006
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-5000	11	0.938	1.011	7.7%	0.990	1.031
5001-8000	111	0.923	1.002	8.5%	0.990	1.013
8001-12000	138	0.918	0.988	7.7%	0.977	1.000
12001-16000	29	0.919	0.990	7.7%	0.958	1.022
16001-20000	20	0.953	1.027	7.7%	0.982	1.071
20001-30000	34	0.933	1.005	7.7%	0.971	1.038
30001-43559	25	0.924	0.996	7.8%	0.962	1.030
1AC-3AC	49	0.904	0.974	7.8%	0.943	1.005
3.01AC-5AC	15	0.906	0.977	7.8%	0.919	1.034
5.01AC-10AC	16	0.860	0.979	13.8%	0.916	1.042

## Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Plats 131043 & 131044	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	383	0.923	0.992	7.5%	0.984	1.001
Y	65	0.896	0.995	11.1%	0.982	1.009
Plats 262175 & 262176	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	427	0.915	0.993	8.5%	0.985	1.000
Y	21	0.985	0.996	1.2%	0.967	1.026
Plats 689250 & 689251	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	434	0.916	0.993	8.4%	0.985	1.000
Y	14	0.967	0.996	3.1%	0.975	1.017

# **Annual Update Ratio Study Report (Before)**

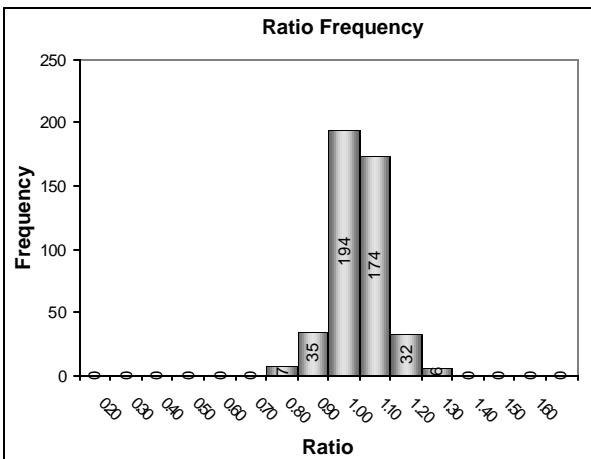
## **2001 Assessments**

District/Team: 60 / Team - 3	Lien Date: 01/01/2001	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 60 - Lake Youngs Area	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	448		
Mean Assessed Value	255,700		
Mean Sales Price	278,700		
Standard Deviation AV	91,115		
Standard Deviation SP	105,533		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.925		
Median Ratio	0.924		
Weighted Mean Ratio	0.917		
<b>UNIFORMITY</b>			
Lowest ratio	0.684		
Highest ratio:	1.173		
Coefficient of Dispersion	6.26%		
Standard Deviation	0.076		
Coefficient of Variation	8.26%		
Price Related Differential (PRD)	1.008		
<b>RELIABILITY</b>			
95% Confidence: Median			
Lower limit	0.917		
Upper limit	0.931		
95% Confidence: Mean			
Lower limit	0.918		
Upper limit	0.932		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	4340		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.076		
Recommended minimum:	9		
Actual sample size:	448		
Conclusion:	OK		
<b>NORMALITY</b>			
Binomial Test			
# ratios below mean:	226		
# ratios above mean:	222		
Z:	0.189		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE / Team 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/29/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>60 - Lake Youngs Area</b>	<b>Analyst ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Set up for no more than 6 columns E and F to sample more you'll have to use			
448	276,700	278,700	100,788
AV			
<b>Standard Deviation SP</b>	105.533		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	0.995		
<i>Weighted Mean Ratio</i>	0.993		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.744		
<i>Highest ratio:</i>	1.264		
<i>Coefficient of Dispersion</i>	6.06%		
<i>Standard Deviation</i>	0.080		
<i>Coefficient of Variation</i>	7.98%		
<i>Price Related Differential (PRD)</i>	1.005		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.006		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4340		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.080		
<i>Recommended minimum:</i>	10		
<i>Actual sample size:</i>	448		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
# ratios below mean:	228		
# ratios above mean:	220		
Z:	0.378		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

Single Family Residences throughout area 60

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	400840	0250	05/01/00	215000	750	0	5	1947	5	16245	Y	Y	17414 W LAKE DESIRE DR SE
003	072206	9144	12/20/01	230000	780	0	5	1943	3	73955	N	N	21815 PETER GRUBB RD SE
003	400840	0191	01/24/00	149950	910	0	5	1903	5	16444	N	N	18341 W LAKE DESIRE DR SE
003	062206	9028	08/23/00	270000	980	0	5	1915	4	280526	N	N	18834 SE LAKE YOUNGS RD
003	362305	9022	06/26/00	282000	1000	0	5	1928	4	92782	Y	Y	17846 W LAKE DESIRE DR SE
003	302306	9157	08/06/01	148950	1010	0	5	1966	3	47480	N	N	18629 SE 164TH ST
003	092206	9167	02/28/00	181500	1140	0	5	1945	4	106722	N	N	22462 SWEENEY RD SE
003	052206	9060	04/16/01	197000	1120	840	6	1968	3	16518	N	N	19625 SE 206TH ST
003	511300	0280	08/15/00	158000	1120	0	6	1963	3	14300	N	N	16314 192ND AV SE
003	511320	0090	09/27/00	169990	1150	0	6	1967	4	7752	N	N	16314 186TH AV SE
003	793760	0775	07/19/00	250000	1240	0	6	1955	4	27250	Y	Y	18410 W SPRING LAKE DR SE
003	117300	0050	05/15/01	174950	1300	0	6	1968	4	10800	N	N	19424 SE 176TH ST
003	302306	9158	03/27/00	189000	1370	0	6	1964	4	47480	N	N	18617 SE 164TH ST
003	172206	9019	05/11/00	348000	1410	720	6	1936	5	274428	N	N	20401 SE 232ND ST
003	172206	9126	01/08/01	275000	1610	0	6	1920	3	404672	N	N	22646 204TH AV SE
003	511300	0750	10/11/01	189000	1770	0	6	1968	3	12474	N	N	16005 193RD AV SE
003	511310	0190	12/07/00	197250	940	620	7	1966	5	21285	N	N	16240 188TH AV SE
003	400840	0460	06/01/00	222500	960	930	7	1968	4	18414	Y	Y	17855 E LAKE DESIRE DR SE
003	252305	9049	04/10/00	175000	1010	0	7	1972	5	20905	N	N	17451 W LAKE DESIRE DR SE
003	770160	0050	07/12/01	198000	1020	0	7	1967	4	23906	N	N	18853 SE 213TH ST
003	511310	0270	08/15/00	185000	1140	1140	7	1966	4	20792	N	N	16006 188TH AV SE
003	511290	0030	06/27/00	168000	1150	0	7	1969	4	30000	N	N	16625 190TH AV SE
003	511280	0190	04/05/01	165000	1180	0	7	1962	4	11579	N	N	18850 SE 170TH ST
003	511280	0400	06/26/00	185500	1200	1000	7	1977	3	13350	N	N	16842 194TH AV SE
003	122205	9044	05/12/01	309000	1250	0	7	1977	4	98445	N	N	17509 SE 214TH ST
003	511290	0730	02/11/00	167000	1330	0	7	1962	4	20928	N	N	16858 188TH AV SE
003	511328	0010	05/15/00	300000	1330	0	7	1954	4	255697	N	N	21036 SE 232ND ST
003	770260	0100	04/28/00	229000	1340	0	7	1955	4	87555	N	N	17648 SE 192ND DR

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
003	770260	0010	01/27/00	175820	1350	0	7	1968	3	40511	N	N	17210 SE 192ND DR
003	182206	9079	09/20/01	387500	1390	1330	7	1985	3	217800	N	N	22630 183RD AV SE
003	511300	0080	08/22/01	180000	1390	0	7	1961	4	16340	Y	N	16222 193RD AV SE
003	950880	0041	12/13/00	218500	1410	0	7	1967	3	20000	N	N	19822 SE 216TH ST
003	511300	0360	06/20/01	176000	1420	0	7	1961	4	20000	N	N	19045 SE 163RD ST
003	770160	0010	02/16/00	162500	1470	0	7	1967	4	12012	N	N	18819 SE 213TH ST
003	122205	9027	12/27/00	210000	1580	680	7	1969	4	43560	N	N	17920 SE 214TH ST
003	172206	9014	02/24/00	299950	1600	1000	7	1977	3	173200	N	N	23401 208TH AV SE
003	302306	9077	12/14/00	182500	1600	0	7	1960	4	24393	N	N	19229 SE 164TH ST
003	770260	0650	05/14/01	389950	1650	1230	7	1954	4	15428	Y	Y	17634 SE 196TH DR
003	780190	0110	04/26/01	362000	1760	0	7	1996	3	141570	Y	N	19433 208TH AV SE
003	400840	0155	11/13/00	240000	1830	0	7	1947	3	11468	N	N	18215 W LAKE DESIRE DR SE
003	511310	0020	12/21/01	192000	1900	0	7	1964	4	18000	N	N	18842 SE 164TH ST
003	511325	0050	02/23/01	194900	1990	0	7	1968	4	14875	N	N	16307 186TH AV SE
003	770170	0650	06/19/01	228000	2040	0	7	1968	4	18009	N	N	21316 188TH AV SE
003	511325	0030	07/25/01	235000	2110	580	7	1968	3	21930	N	N	16223 186TH AV SE
003	182206	9114	07/06/00	315000	2262	0	7	1999	3	38451	N	N	23212 194TH AV SE
003	072206	9108	06/20/01	299990	2320	0	7	1998	3	72309	N	N	19659 SE 212TH LN
003	182206	9097	10/05/00	235000	2330	120	7	1960	3	206474	N	N	18415 SE 224TH ST
003	172206	9155	12/27/00	275000	2640	0	7	1991	3	214750	N	N	22620 202ND AV SE
003	793760	0795	07/18/00	270000	1110	500	8	1963	4	126324	N	N	18401 W SPRING LAKE DR SE
003	793760	0765	07/20/00	397000	1200	1200	8	1958	3	26950	Y	Y	18338 W SPRING LAKE DR SE
003	062206	9112	06/19/01	260000	1240	480	8	1979	4	34628	N	N	20516 196TH AV SE
003	770260	0620	04/25/00	390000	1420	780	8	1974	5	17928	Y	Y	17652 SE 196TH DR
003	793760	0550	03/28/01	262900	1510	1510	8	1980	3	21650	N	N	19332 SE 178TH PL
003	182206	9109	03/02/00	242000	1600	720	8	1976	4	51836	N	N	19009 SE 237TH PL
003	322306	9134	03/14/01	360000	1610	1090	8	1979	4	191664	N	N	20102 SE 192ND ST
003	400840	0175	07/19/00	284750	1760	0	8	1962	4	77536	N	N	18303 W LAKE DESIRE DR SE
003	052206	9086	04/18/01	359950	1780	1780	8	1981	3	128700	N	N	19226 200TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
003	082206	9104	03/06/00	303000	1870	0	8	1988	3	60292	N	N	21617 206TH PL SE
003	793760	0076	10/30/00	307712	1900	0	8	1996	3	30000	N	N	18017 196TH AV SE
003	259270	0070	10/10/00	315000	1950	0	8	1976	4	27051	N	N	23714 202ND AV SE
003	511280	0182	09/26/00	330000	2100	0	8	1990	3	53932	N	N	18839 SE 170TH ST
003	052206	9127	02/08/00	291700	2170	550	8	1990	3	38053	N	N	20801 SE 206TH ST
003	072206	9052	07/26/00	365000	2290	0	8	1976	3	48351	N	N	21533 PETER GRUBB RD SE
003	082206	9064	11/21/01	430000	2400	0	8	1978	3	259182	N	N	21620 210TH AV SE
003	062206	9117	07/23/01	344500	2410	0	8	1984	3	35002	N	N	18915 SE PETROVITSKY RD
003	092206	9096	06/21/00	310000	2530	0	8	1983	3	109771	N	N	21630 215TH AV SE
003	182206	9157	07/17/00	319500	2540	0	8	1999	3	50630	N	N	18908 SE 227TH PL
003	092206	9126	07/01/00	384500	2610	0	8	1979	4	143414	N	N	21626 215TH PL SE
003	182206	9098	05/11/00	332950	2680	0	8	1999	3	20290	N	N	18931 SE 227TH PL
003	172206	9123	08/08/00	359000	2730	0	8	1996	3	225205	N	N	20805 SE 226TH ST
003	122205	9031	07/20/01	390000	3310	0	8	1987	3	54014	N	N	17806 SE 214TH ST
003	770260	0310	02/06/01	440000	3580	0	8	1951	4	14672	Y	Y	17451 SE 192ND DR
003	131044	0130	12/13/00	278000	1980	0	9	1999	3	6363	N	N	18641 172ND PL SE
003	131044	0400	08/24/01	310000	2290	0	9	1997	3	8646	N	N	17532 SE 186TH WY
003	793760	0836	06/15/00	339950	2340	0	9	2000	3	42241	N	N	17927 W SPRING LAKE DR SE
003	955800	0290	09/24/01	341440	2430	0	9	2001	3	4905	N	N	17123 PARKSIDE WY SE
003	131044	0540	07/02/01	355000	2440	0	9	1998	3	6871	N	N	18615 176TH PL SE
003	131043	0250	05/04/00	324900	2600	0	9	2000	3	7288	N	N	17303 SE 185TH ST
003	131044	0100	08/10/00	305900	2640	0	9	1998	3	6050	N	N	18655 172ND PL SE
003	131043	0370	06/27/01	335000	2660	0	9	2000	3	5958	N	N	18432 172ND CT SE
003	131043	0430	10/05/00	340338	2660	0	9	2000	3	6280	N	N	17288 SE 185TH ST
003	131043	0520	07/20/01	345900	2660	0	9	2000	3	7547	N	N	17247 SE 185TH ST
003	955800	0310	10/19/01	350145	2660	0	9	2001	3	4905	N	N	17139 PARKSIDE DR E
003	770193	0510	06/21/00	330000	2690	0	9	1994	3	23353	N	N	17525 190TH AV SE
003	131043	0100	01/10/00	325900	2690	0	9	2000	3	6710	N	N	18550 173RD WY SE
003	131043	0640	01/19/00	319900	2690	0	9	1999	3	6028	N	N	18531 173RD WY SE

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	172206	9161	11/02/00	407000	2720	0	9	2000	3	43560	N	N	19908 SE 240TH ST
003	131044	0650	01/25/01	360500	2749	0	9	1998	3	6120	N	N	18618 175TH AV SE
003	131043	0350	02/26/01	355900	2780	0	9	2000	3	6258	N	N	18435 172ND CT SE
003	131044	0290	08/14/01	380000	2788	0	9	1998	3	7980	N	N	17310 SE 186TH WY
003	131043	0040	02/11/00	340000	2790	0	9	1999	3	7150	N	N	18533 174TH PL SE
003	131043	0110	02/17/00	332212	2790	0	9	2000	3	6752	N	N	18544 173RD WY SE
003	131043	0130	07/11/00	339900	2790	0	9	2000	3	6600	N	N	17307 SE 185TH PL
003	131043	0180	05/24/00	366250	2790	0	9	2000	3	8482	N	N	17338 SE 185TH PL
003	131043	0310	06/05/01	379500	2790	0	9	2000	3	7166	N	N	17300 SE 185TH ST
003	131043	0310	05/05/00	372611	2790	0	9	2000	3	7166	N	N	17300 SE 185TH ST
003	131043	0450	08/15/00	333900	2790	0	9	2000	3	6402	N	N	17276 SE 185TH ST
003	131043	0480	11/14/00	349900	2790	0	9	2000	3	6631	N	N	17258 SE 185TH ST
003	131043	0540	09/07/00	334900	2790	0	9	2000	3	6871	N	N	17259 SE 185TH ST
003	131043	0260	05/25/01	406492	2800	0	9	2001	3	7233	N	N	17311 SE 185TH ST
003	131043	0330	12/26/01	345900	2820	0	9	2001	3	6531	N	N	18429 172ND CT SE
003	131043	0220	11/30/01	339000	2830	0	9	2001	3	5000	N	N	17314 SE 185TH PL
003	131043	0120	05/25/00	351995	2900	0	9	2000	3	6722	N	N	18538 173RD WY SE
003	131043	0460	10/02/00	355000	2900	0	9	2000	3	6467	N	N	17270 SE 185TH ST
003	131043	0570	10/25/00	359653	2920	0	9	2000	3	7973	N	N	18521 172ND LN SE
003	172206	9160	07/24/00	415000	2990	0	9	2000	3	64033	N	N	19912 SE 240TH ST
003	131043	0660	10/01/01	360000	3010	0	9	1999	3	6018	N	N	18547 173RD WY SE
003	131043	0660	01/24/00	331857	3010	0	9	1999	3	6018	N	N	18547 173RD WY SE
003	131043	0470	02/26/01	364210	3040	0	9	2000	3	6777	N	N	17264 SE 185TH ST
003	131043	0240	09/13/00	350442	3050	0	9	2000	3	7336	N	N	17301 SE 185TH ST
003	131043	0440	08/29/00	350000	3050	0	9	2000	3	5990	N	N	17282 SE 185TH ST
003	131043	0360	04/18/01	363900	3060	0	9	2000	3	6235	N	N	18436 172ND CT SE
003	131043	0390	04/10/01	374799	3060	0	9	2001	3	6008	N	N	18422 172ND CT SE
003	131043	0530	05/11/01	353900	3060	0	9	2000	3	6782	N	N	17253 SE 185TH ST
003	131043	0140	03/17/01	362500	3080	0	9	2000	3	6807	N	N	17313 SE 185TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
003	131043	0170	10/31/00	362900	3080	0	9	2000	3	7924	N	N	17337 SE 185TH PL
003	131043	0590	04/03/00	349900	3080	0	9	2000	3	7171	N	N	18518 172ND LN SE
003	131044	0050	12/20/01	368888	3260	0	9	1998	3	10119	N	N	17217 SE 187TH ST
003	131043	0410	02/22/01	430000	3260	0	9	2000	3	8069	N	N	18410 172ND CT SE
003	131044	0740	07/17/00	382500	3261	0	9	1998	3	7599	N	N	18619 175TH AV SE
003	131043	0190	12/08/00	426471	3290	0	9	2000	3	9630	N	N	17334 SE 185TH PL
003	131043	0210	06/07/01	417351	3290	0	9	2001	3	8744	N	N	17322 SE 185TH PL
003	131043	0230	02/12/01	421457	3290	0	9	2000	3	7735	N	N	17308 SE 185TH PL
003	131043	0290	05/17/01	451999	3290	0	9	2001	3	8304	N	N	17312 SE 185TH ST
003	131043	0320	06/28/00	385000	3290	0	9	2000	3	8006	N	N	18417 172ND CT SE
003	131043	0420	08/31/00	380485	3290	0	9	2000	3	7837	N	N	173RD WY SE
003	131043	0610	06/22/00	379800	3290	0	9	2000	3	8912	N	N	18508 172ND LN SE
003	131044	0830	02/25/00	413385	3330	0	9	1997	3	9406	N	N	17302 SE 187TH ST
003	131043	0490	09/15/00	405393	3330	0	9	2000	3	8042	N	N	17252 SE 185TH ST
003	131043	0620	02/17/00	370000	3330	0	9	1999	3	7556	N	N	18515 173RD WY SE
003	131043	0380	09/07/00	396528	3360	0	9	2000	3	6567	N	N	172ND CT SE
003	131043	0400	04/19/01	404900	3360	0	9	2001	3	7685	N	N	18416 172ND CT SE
003	131043	0200	12/17/01	409500	3380	0	9	2001	3	6961	N	N	17328 SE 185TH PL
003	131043	0080	01/07/00	370000	3390	0	9	1999	3	8527	N	N	18561 174TH PL SE
003	131043	0150	09/20/00	394150	3390	0	9	2000	3	7101	N	N	17323 SE 185TH PL
003	131043	0160	11/27/00	394900	3390	0	9	2000	3	8306	N	N	SE 185TH PL
003	131043	0050	05/01/00	376900	3460	0	9	1999	3	7418	N	N	18537 174TH PL SE
003	131043	0500	10/19/00	418990	3480	0	9	2000	3	7397	N	N	17248 SE 185TH ST
003	131043	0510	08/03/00	427822	3480	0	9	2000	3	7744	N	N	17244 SE 185TH ST
003	131043	0600	03/08/00	398419	3480	0	9	2000	3	8031	N	N	18514 172ND LN SE
003	131043	0550	05/03/00	409441	3540	0	9	2000	3	7861	N	N	18509 172ND LN SE
003	082206	9081	06/15/00	675000	3570	0	9	1982	3	221720	N	N	20005 SE 210TH ST
003	131043	0560	05/18/01	399990	3650	0	9	2000	3	6577	N	N	18517 172ND LN SE
003	131043	0580	08/23/00	420900	3650	0	9	2000	3	8014	N	N	18522 172ND LN SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
003	770193	0550	07/12/00	381000	2570	700	10	1990	3	41102	N	N	19021 SE 175TH ST
003	770193	0090	01/06/00	479000	2700	0	10	1991	3	21845	Y	N	17354 187TH PL SE
003	770193	0230	09/07/00	374500	2700	0	10	1991	3	21728	N	N	18615 SE 174TH WY
003	770193	0200	09/12/01	465000	3060	0	10	1991	3	21043	N	N	17357 187TH PL SE
003	770193	0140	11/02/01	507000	3200	0	10	1999	3	39523	N	N	17313 187TH PL SE
003	770193	0520	04/02/01	515000	3280	150	10	1995	3	20180	N	N	17522 190TH AV SE
003	793790	0050	06/20/01	599950	3310	0	10	2000	3	41534	N	N	19830 183RD WY SE
003	770193	0100	04/24/00	495000	3430	0	10	1991	3	19771	Y	N	17338 187TH PL SE
003	770193	0380	06/08/00	425000	3530	0	10	1990	3	18779	N	N	17520 187TH PL SE
003	770193	0210	02/27/01	455000	3570	0	10	1993	3	32086	N	N	18622 SE 174TH WY
003	793790	0040	12/28/01	610000	3630	0	10	2000	3	30570	N	N	19906 183RD WY SE
003	793790	0220	10/30/00	597500	3630	0	10	2000	3	38461	N	N	19410 185TH AV SE
003	793790	0120	08/21/01	630650	3670	0	10	2001	3	50378	N	N	18322 SE 195TH PLACE
003	770193	0470	05/29/01	418000	3710	0	10	1991	3	25574	N	N	17433 190TH AV SE
003	793790	0010	05/02/01	695000	4120	0	10	2000	3	48226	N	N	19929 183RD WY SE
003	793790	0020	03/08/01	747000	4340	0	10	2000	3	34828	N	N	19821 183RD WY SE
007	192206	9007	07/25/00	230000	1330	0	5	1900	3	58806	N	N	24440 180TH AV SE
007	186581	0330	05/15/00	165000	820	700	6	1969	4	6660	N	N	16919 SE 252ND PL
007	032205	9073	03/22/00	159950	830	440	6	1953	4	74052	N	N	14400 SE 208TH ST
007	186581	0260	06/15/00	132000	840	0	6	1970	4	7056	N	N	25355 169TH AV SE
007	132205	9002	05/24/00	259950	940	940	6	1956	3	273556	N	N	17405 SE 224TH ST
007	032205	9237	12/12/01	152000	980	0	6	1970	3	13770	N	N	20512 147TH AV SE
007	186582	0240	07/10/00	141500	990	0	6	1970	3	6660	N	N	16982 SE 255TH PL
007	809250	1320	09/12/01	160000	1010	0	6	1970	3	9600	N	N	17311 SE 264TH ST
007	186581	0080	12/04/01	151500	1040	0	6	1970	4	7957	N	N	16925 SE 254TH PL
007	186581	0020	03/12/01	123000	1060	0	6	1970	3	6600	N	N	16815 SE 254TH PL
007	186581	0070	06/19/01	149000	1060	0	6	1970	3	6600	N	N	16921 SE 254TH PL
007	032205	9064	01/26/01	179950	1080	0	6	1945	4	27300	N	N	14406 SE 208TH ST
007	192206	9067	09/12/01	169000	1320	0	6	1963	4	13308	N	N	24323 192ND AV SE

**Sales Available for Annual Update Analysis**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	032205	9094	01/31/00	184900	1390	0	6	1960	4	13500	N	N	14045 SE 200TH ST
007	232205	9052	09/22/00	250000	1390	0	6	1920	5	151153	N	N	24251 156TH AV SE
007	102205	9001	09/06/01	240000	1410	0	6	1955	3	401623	N	N	20815 148TH AV SE
007	242205	9086	02/13/01	210000	1490	0	6	1920	3	217800	N	N	17019 SE 240TH ST
007	252205	9043	12/27/01	300000	1550	0	6	1940	4	99316	N	N	26256 164TH AV SE
007	232205	9053	08/17/00	220000	1910	0	6	1930	3	154638	N	N	24257 156TH AV SE
007	186581	0060	03/07/00	184950	2390	0	6	1977	4	6600	N	N	16917 SE 254TH PL
007	179640	0190	12/10/01	154900	860	0	7	1968	3	9612	N	N	15611 SE 262ND PL
007	179640	0310	01/26/00	129000	860	0	7	1968	3	9665	N	N	15618 SE 262ND PL
007	889860	0170	09/28/00	169500	910	400	7	1981	4	15001	N	N	24616 185TH PL SE
007	179640	0280	11/22/00	159900	920	0	7	1968	4	9657	N	N	15647 SE 267TH PL
007	809270	0490	06/23/00	145000	920	0	7	1970	4	9480	N	N	26413 171ST AV SE
007	809250	0589	09/29/00	145000	940	0	7	1970	4	9750	N	N	26255 172ND AV SE
007	889860	0110	04/23/01	210000	950	460	7	1981	3	16947	N	N	24513 185TH PL SE
007	179640	0040	07/17/01	170000	960	0	7	1968	4	9612	N	N	15621 SE 263RD PL
007	255080	0010	08/31/00	150000	960	0	7	1975	4	10981	N	N	26724 166TH PL SE
007	255080	0070	10/19/01	160000	960	0	7	1975	3	10147	N	N	26719 166TH PL SE
007	809270	0480	02/09/00	147000	960	0	7	1970	4	9546	N	N	26405 171ST AV SE
007	252205	9172	05/24/00	157000	970	0	7	1968	3	14810	N	N	16803 SE 268TH ST
007	186580	0250	01/15/00	149000	1010	0	7	1969	4	6552	N	N	25238 168TH PL SE
007	338430	0260	08/17/01	165900	1010	0	7	1968	4	9746	N	N	24212 193RD AV SE
007	546930	0110	11/20/01	184950	1010	480	7	1975	3	7920	N	N	25320 151ST PL SE
007	546930	0330	07/27/01	194000	1010	490	7	1975	4	8700	N	N	25411 150TH PL SE
007	262205	9033	09/26/01	325000	1020	0	7	1962	3	26702	N	N	15811 SE 256TH ST
007	809270	0260	08/14/01	183000	1050	320	7	1975	4	8470	N	N	17118 SE 264TH ST
007	252205	9209	09/05/01	150000	1070	0	7	1940	4	34276	N	N	26650 164TH AV SE
007	809250	0430	07/10/01	162950	1080	0	7	1967	4	11625	N	N	26011 172ND AV SE
007	571101	0040	04/24/01	157000	1090	0	7	1969	4	10934	N	N	16302 SE 263RD PL
007	571101	0110	08/19/00	150000	1090	0	7	1969	4	10672	N	N	16217 SE 263RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	032205	9115	08/10/00	169950	1100	0	7	1959	3	11832	N	N	20223 143RD PL SE
007	032205	9117	11/13/00	160000	1100	0	7	1959	4	11700	N	N	20228 143RD PL SE
007	255082	0060	08/31/00	165000	1100	500	7	1977	3	10001	N	N	26833 166TH PL SE
007	809260	0130	12/12/01	170000	1100	0	7	1968	4	11875	N	N	17604 SE 260TH PL
007	186582	0280	07/03/01	158000	1120	0	7	1976	3	8100	N	N	16958 SE 255TH PL
007	809250	1280	08/17/01	140500	1120	0	7	1969	3	9600	N	N	17409 SE 264TH ST
007	809270	0230	02/26/01	169900	1120	0	7	1976	3	15210	N	N	26344 171ST PL SE
007	809270	0240	06/08/01	169900	1120	0	7	1976	3	11270	N	N	26336 171ST PL SE
007	546540	0020	11/08/00	198000	1130	470	7	1978	3	24445	N	N	26714 159TH AV SE
007	809250	0390	03/27/01	155000	1150	0	7	1967	4	12180	N	N	17130 SE 260TH ST
007	289520	0260	03/03/00	185000	1160	610	7	1980	3	10132	N	N	26631 168TH PL SE
007	809260	0080	08/20/01	145000	1170	0	7	1968	3	9585	N	N	17640 SE 260TH PL
007	338430	0160	03/08/00	143500	1180	0	7	1970	3	9832	N	N	19207 SE 242ND PL
007	809250	0970	05/16/01	167500	1180	0	7	1966	4	9600	N	N	17205 SE 262ND ST
007	142205	9152	08/01/01	249990	1190	400	7	1972	4	35000	N	N	22509 152ND AV SE
007	179550	0140	05/04/01	170000	1190	0	7	1975	4	8450	N	N	26429 170TH AV SE
007	289520	0160	04/24/01	183000	1190	410	7	1980	3	11970	N	N	26502 168TH PL SE
007	289520	0070	07/09/01	172500	1200	0	7	1980	3	10170	N	N	26616 168TH PL SE
007	776060	0020	06/09/00	180000	1200	320	7	1976	4	9293	N	N	24060 197TH PL SE
007	809250	0420	06/07/01	143900	1200	0	7	1967	4	11625	N	N	26005 172ND AV SE
007	338430	0050	11/20/00	143000	1210	0	7	1968	3	10026	N	N	24033 193RD PL SE
007	794215	0090	07/18/01	137500	1210	0	7	1968	3	9514	N	N	18576 SE 246TH PL
007	255082	0160	02/17/00	156000	1220	0	7	1977	4	10074	N	N	26808 166TH PL SE
007	809270	0540	03/23/00	163000	1220	0	7	1973	4	9600	N	N	26449 171ST AV SE
007	242205	9117	11/21/01	243000	1230	1000	7	1968	3	33105	N	N	24421 180TH AV SE
007	261830	0130	06/18/01	197400	1230	0	7	1977	4	12159	N	N	14003 SE 201ST ST
007	032205	9298	09/21/00	202500	1240	890	7	1977	3	13650	N	N	14097 SE 202ND ST
007	186580	0070	06/18/01	169950	1240	0	7	1969	4	6540	N	N	25401 168TH PL SE
007	186580	0070	06/14/00	158947	1240	0	7	1969	4	6540	N	N	25401 168TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	186580	0170	07/25/00	163300	1240	0	7	1969	4	6540	N	N	25410 168TH PL SE
007	186581	0210	07/05/00	162000	1240	0	7	1969	3	11571	N	N	25333 169TH AV SE
007	261830	0210	06/22/00	200000	1240	860	7	1977	3	11348	N	N	14056 SE 202ND ST
007	179550	0320	06/22/01	149000	1260	0	7	1961	3	8645	N	N	26640 170TH AV SE
007	546930	0240	09/19/01	165000	1260	0	7	1972	3	6440	N	N	25318 150TH PL SE
007	809270	0090	02/21/01	159950	1260	0	7	1970	4	9600	N	N	17102 SE 265TH ST
007	289520	0240	05/30/00	172000	1270	0	7	1980	3	9690	N	N	26537 168TH PL SE
007	255081	0030	08/14/01	165000	1280	0	7	1976	3	10220	N	N	26817 165TH PL SE
007	255081	0190	03/09/01	175000	1280	0	7	1976	4	10220	N	N	26810 165TH PL SE
007	809270	0610	04/12/01	187000	1290	620	7	1975	3	12928	N	N	17024 SE 267TH ST
007	809200	0170	03/30/00	169950	1300	0	7	1985	3	8748	N	N	17707 SE 261ST ST
007	809250	0588	03/25/00	137500	1300	0	7	1970	3	6930	N	N	26253 172ND AV SE
007	809250	1190	06/09/00	215000	1300	1300	7	1966	3	13800	N	N	26221 174TH AV SE
007	232980	0630	08/25/00	189000	1320	350	7	1987	3	7415	N	N	16828 SE 251ST ST
007	242205	9005	08/23/01	247000	1340	0	7	1984	3	185130	N	N	24317 172ND AV SE
007	252205	9184	06/22/00	169950	1360	0	7	1968	4	10018	N	N	17714 SE 260TH PL
007	192206	9099	09/14/01	250000	1370	0	7	1964	4	78408	N	N	24007 196TH AV SE
007	809250	0520	05/25/01	171950	1370	0	7	1966	4	16575	N	N	26215 172ND AV SE
007	889860	0190	05/25/01	153000	1390	0	7	1981	3	16611	N	N	23634 185TH PL SE
007	809200	0050	05/15/00	146500	1400	0	7	1967	4	9750	N	N	17624 SE 261ST ST
007	554750	0010	10/11/00	174950	1420	0	7	1978	3	12264	N	N	24620 188TH AV SE
007	192206	9107	04/17/00	179000	1440	0	7	1967	3	19800	N	N	25440 180TH AV SE
007	186580	0430	05/26/00	162000	1450	0	7	1969	4	8008	N	N	16766 SE 252ND CT
007	794215	0070	02/14/00	168000	1460	0	7	1968	4	9600	N	N	18558 SE 246TH PL
007	571100	0030	11/02/01	239950	1480	730	7	1978	3	9702	Y	N	16417 SE 264TH ST
007	809250	1090	06/15/00	164950	1500	0	7	1968	4	10742	N	N	26231 173RD AV SE
007	132205	9085	04/12/00	195000	1510	0	7	1967	4	38768	N	N	16645 SE 236TH ST
007	232981	0420	09/28/00	179950	1540	0	7	1989	3	7894	N	N	24913 168TH PL SE
007	255080	0050	04/25/01	192200	1540	0	7	1975	4	10147	N	N	26705 166TH PL SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	809200	0020	05/16/01	179950	1550	0	7	1967	4	9225	N	N	17720 SE 261ST ST
007	232980	0660	03/06/01	191950	1570	0	7	1988	3	6300	N	N	16726 SE 251ST ST
007	745770	0090	08/07/00	155000	1570	0	7	1968	3	9570	N	N	18101 SE 254TH ST
007	809250	0630	06/17/01	172500	1590	0	7	1976	3	10725	N	N	17507 SE 261ST ST
007	232981	0110	04/24/00	187000	1600	0	7	1990	3	8283	N	N	24945 170TH WY SE
007	232981	0210	04/12/00	190000	1610	0	7	1990	3	7557	N	N	25121 170TH WY SE
007	809250	0830	07/19/00	167000	1610	0	7	1964	4	9548	N	N	17416 SE 262ND ST
007	809250	0870	09/24/01	177500	1620	0	7	1969	4	10650	N	N	17446 SE 262ND ST
007	152281	0110	06/27/01	150000	1630	0	7	1975	3	9690	N	N	19521 SE 241ST PL
007	794220	0010	09/13/01	174950	1630	0	7	1968	4	9514	N	N	24405 188TH AV SE
007	809250	0290	08/10/01	183000	1640	0	7	1967	4	9576	N	N	17203 SE 260TH ST
007	252205	9167	07/10/00	167500	1650	0	7	1967	4	11761	N	N	26818 164TH AV SE
007	232981	0470	02/21/00	185000	1660	0	7	1989	3	8946	N	N	16725 SE 250TH CT
007	809250	1350	07/20/01	176000	1660	0	7	1967	4	9600	N	N	17217 SE 264TH ST
007	232981	0260	05/16/01	204950	1670	0	7	1989	3	7439	N	N	25028 170TH WY SE
007	809250	0090	12/11/00	171000	1670	0	7	1964	3	9120	N	N	26007 175TH AV SE
007	232980	0470	07/20/01	209950	1680	0	7	1989	3	6000	N	N	17023 SE 251ST PL
007	338430	0010	12/31/01	143000	1680	0	7	1968	3	9940	N	N	24005 193RD PL SE
007	232981	0040	07/12/00	190500	1690	0	7	1989	3	9566	N	N	24932 168TH PL SE
007	132205	9082	09/25/00	244900	1710	0	7	1960	4	39744	N	N	23628 172ND AV SE
007	809250	0150	04/26/01	185000	1750	0	7	1983	4	9638	N	N	26010 174TH AV SE
007	102205	9002	08/20/00	325000	1760	0	7	1932	4	130680	N	N	20828 142ND AV SE
007	232980	0150	03/08/00	184000	1760	0	7	1984	3	8758	N	N	25100 167TH AV SE
007	232980	0500	12/17/01	205000	1760	0	7	1988	3	6191	N	N	17039 SE 251ST PL
007	232981	0620	04/17/01	184642	1800	0	7	1990	3	8211	N	N	17124 SE 251ST ST
007	152281	0080	06/22/01	179000	1820	0	7	1976	4	11436	N	N	19503 SE 241ST PL
007	232981	0310	07/18/00	209000	1830	0	7	1989	3	7858	N	N	24940 170TH WY SE
007	232980	0540	12/17/01	190000	1850	0	7	1989	3	6668	N	N	17034 SE 251ST PL
007	232981	0710	05/10/00	210500	1850	0	7	1989	3	8701	N	N	25017 171ST AV SE

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007	242205	9078	08/28/00	185000	1850	0	7	1962	4	23585	N	N	25255 180TH AV SE
007	669900	0410	05/16/01	224071	2040	0	7	2001	3	5635	N	N	17903 SE 258TH ST
007	669900	0430	07/12/01	223835	2040	0	7	2001	3	4941	N	N	25811 179TH PL SE
007	669900	1410	08/08/01	209655	2040	0	7	2001	3	5409	N	N	17915 SE 259TH ST
007	508800	0070	09/29/00	199000	2060	0	7	1967	5	14296	N	N	20851 144TH AV SE
007	179640	0270	08/24/00	219950	2070	0	7	1999	3	12067	N	N	15642 SE 262ND PL
007	152205	9121	03/05/01	260000	2100	0	7	1974	3	120225	N	N	14509 SE 234TH PL
007	032205	9250	04/05/01	199950	2180	0	7	1970	4	13770	N	N	20504 147TH AV SE
007	262205	9151	11/30/00	250000	2180	0	7	1920	3	104108	N	N	26439 156TH PL SE
007	112205	9023	03/21/00	320000	2210	0	7	1980	3	237402	N	N	15110 SE 218TH ST
007	546720	0045	03/03/00	236250	2390	0	7	1999	3	17739	N	N	26817 149TH AV SE
007	669900	0440	07/18/01	230990	2480	0	7	2001	3	4937	N	N	25817 179TH PL SE
007	669900	0500	07/27/01	231515	2480	0	7	2001	3	5000	N	N	25822 179TH PL SE
007	669900	0530	07/23/01	235635	2480	0	7	2001	3	5739	N	N	25806 179TH PL SE
007	132205	9098	03/27/00	335000	2590	0	7	1932	3	130425	N	N	23013 172ND AV SE
007	669900	0420	06/25/01	238760	2740	0	7	2001	3	4900	N	N	25805 179TH PL SE
007	669900	0450	07/17/01	233685	2740	0	7	2001	3	4933	N	N	25821 179TH PL SE
007	669900	0520	09/10/01	250000	2740	0	7	2001	3	5550	N	N	25812 179TH PL SE
007	102205	9081	10/11/00	389000	2850	1510	7	1962	3	53578	N	N	21455 148TH AV SE
007	669900	0490	08/29/01	260000	3240	0	7	2001	3	5000	N	N	25828 179TH PL SE
007	669900	0510	06/21/01	242000	3240	0	7	2001	3	5550	N	N	25818 179TH PL SE
007	669900	1460	08/20/01	262920	3240	0	7	2001	3	6972	N	N	17910 SE 259TH ST
007	261830	0110	05/01/01	167500	1110	0	8	1964	3	9720	N	N	14048 SE 201ST ST
007	151591	0080	12/08/00	249950	1310	950	8	1993	3	10009	N	N	25921 160TH AV SE
007	151592	0290	12/12/01	242500	1360	930	8	1994	3	8915	N	N	15914 SE 262ND PL
007	775490	0090	03/08/00	221000	1370	1350	8	1977	3	16000	N	N	16720 SE 253RD PL
007	262176	0650	07/13/00	175000	1390	0	8	1997	3	7184	N	N	25928 175TH PL SE
007	232205	9073	03/22/01	265000	1400	1000	8	1963	4	39204	Y	N	25260 153RD AV SE
007	019350	0130	10/30/00	175500	1470	0	8	1967	3	11990	N	N	14913 SE 270TH PL

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007	192206	9024	05/24/01	215000	1530	330	8	1979	3	38469	N	N	24806 184TH PL SE
007	262176	0050	04/28/01	212000	1545	0	8	1997	3	7639	N	N	17504 SE 259TH PL
007	019350	0040	06/28/01	185000	1560	0	8	1968	3	9680	N	N	27020 150TH PL SE
007	151590	0120	05/24/00	285000	1700	1000	8	1993	3	9118	N	N	26030 158TH AV SE
007	775490	0010	07/03/00	227000	1700	0	8	1975	3	20140	N	N	25436 167TH PL SE
007	238000	0020	09/26/01	237000	1730	0	8	1968	3	54014	N	N	23222 166TH AV SE
007	152205	9056	05/24/01	313950	1740	0	8	1962	4	217800	N	N	22633 141ST AV SE
007	262175	0170	12/11/01	224500	1789	0	8	1997	3	9446	N	N	25780 174TH PL SE
007	858640	0071	11/01/00	375000	1800	710	8	1978	3	99316	N	N	26127 156TH AV SE
007	344491	0030	07/16/01	317000	1830	1710	8	1969	4	38604	N	N	21217 142ND AV SE
007	151590	0140	12/14/01	256900	1840	0	8	1993	3	12248	N	N	26021 158TH AV SE
007	242205	9081	08/15/01	240000	1850	0	8	1977	3	57499	N	N	24043 172ND AV SE
007	262176	0350	02/19/01	230000	1850	0	8	1997	3	7324	N	N	25839 176TH PL SE
007	102205	9132	03/13/01	173000	1860	0	8	1967	3	18225	N	N	14445 SE 208TH ST
007	262175	0080	04/06/00	227000	1860	0	8	1997	3	7700	N	N	17439 SE 257TH ST
007	142205	9144	06/11/01	329000	1890	919	8	1989	3	84955	N	N	22533 152ND AV SE
007	262175	0020	06/09/00	230000	1911	0	8	1997	3	7700	N	N	17458 SE 257TH ST
007	151591	0160	06/05/01	245000	1970	0	8	1993	3	7475	N	N	25711 160TH AV SE
007	689250	0170	09/26/01	247750	1975	0	8	2001	3	4157	N	N	25411 155TH AV SE
007	262176	0110	04/20/01	225000	1977	0	8	1997	3	7700	N	N	25867 175TH PL SE
007	885779	0130	01/22/01	232000	1990	0	8	1993	3	17909	N	N	19925 SE 243RD PL
007	262176	0390	03/16/00	234500	2040	0	8	1998	3	7464	N	N	25815 176TH PL SE
007	192206	9046	11/05/01	320000	2060	0	8	1961	3	82764	N	N	25000 180TH AV SE
007	262176	0300	07/10/01	242500	2060	0	8	1997	3	6819	N	N	17554 SE 259TH PL
007	262176	0320	06/16/00	239000	2060	0	8	1997	3	6795	N	N	17568 SE 259TH PL
007	262176	0530	05/15/00	245500	2060	0	8	1997	3	8113	N	N	17615 SE 259TH CT
007	232205	9043	02/26/01	400000	2070	0	8	1969	3	227462	N	N	15852 SE 256TH ST
007	689250	0020	02/19/01	252000	2090	0	8	2001	3	5250	N	N	25426 155TH AV SE
007	689250	0070	10/09/00	251250	2090	0	8	2000	3	6484	N	N	25404 155TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	689250	0080	02/16/01	254950	2090	0	8	2000	3	5625	N	N	25402 155TH AV SE
007	689250	0120	04/05/01	273272	2090	0	8	2001	3	5750	N	N	15408 SE 254TH ST
007	689250	0150	09/08/00	252750	2090	0	8	2000	3	5892	N	N	15407 SE 254TH ST
007	152205	9173	08/21/01	489950	2100	1750	8	1990	3	87120	N	N	22525 141ST AV SE
007	192206	9103	04/07/00	201500	2110	0	8	1967	4	19800	N	N	25450 180TH AV SE
007	151590	0170	09/18/00	239000	2150	0	8	1993	3	10417	N	N	26003 158TH AV SE
007	262175	0210	08/23/01	255000	2160	0	8	1997	3	11274	N	N	25764 174TH PL SE
007	184310	0060	08/04/00	242500	2170	0	8	1990	3	7852	N	N	25342 163RD AV SE
007	192206	9115	05/25/01	295000	2190	0	8	1968	3	42258	N	N	18235 SE WAX RD
007	192206	9192	03/29/00	245000	2190	0	8	1984	3	26880	N	N	18915 SE 240TH ST
007	202206	9200	10/30/00	349000	2240	0	8	1997	3	49375	N	N	20220 SE 245TH ST
007	858640	0023	10/11/00	225000	2240	0	8	1974	3	46609	N	N	25825 152ND AV SE
007	192206	9204	05/23/01	320000	2300	0	8	2000	3	20772	N	N	24502 180TH AV SE
007	032205	9071	05/22/00	317950	2320	0	8	1990	3	29861	N	N	20530 140TH AV SE
007	238000	0070	07/10/00	213000	2340	0	8	1967	3	34816	N	N	16644 SE 235TH ST
007	689250	0110	12/08/00	273500	2340	0	8	2000	3	5750	N	N	15414 SE 254TH ST
007	262175	0250	11/28/00	254950	2350	0	8	1997	3	11388	N	N	25746 174TH PL SE
007	689250	0010	03/26/01	273500	2350	0	8	2001	3	5250	N	N	25502 155TH AV SE
007	689250	0040	06/21/01	273000	2350	0	8	2001	3	5250	N	N	25416 155TH AV SE
007	689250	0160	06/20/01	278250	2350	0	8	2000	3	5371	N	N	25407 155TH AV SE
007	192206	9205	07/09/01	329500	2360	0	8	2001	3	20886	N	N	24506 180TH AV SE
007	151591	0090	08/11/00	269950	2380	0	8	1993	3	11859	N	N	25915 160TH AV SE
007	102205	9042	08/11/00	430000	2390	0	8	1990	3	336349	N	N	20875 144TH AV SE
007	184310	0290	02/21/01	216000	2400	0	8	1989	3	9042	N	N	16135 SE 252ND PL
007	262205	9147	07/10/01	245000	2400	0	8	1979	3	28701	N	N	26404 148TH AV SE
007	856289	0710	08/29/01	292050	2410	0	8	2001	3	5785	N	N	24917 161ST PL SE
007	102205	9071	02/02/01	544000	2420	0	8	1992	3	219106	Y	N	22111 144TH AV SE
007	689250	0050	02/22/01	282350	2420	0	8	2000	3	5250	N	N	25410 155TH AV SE
007	689250	0090	04/21/01	274250	2420	0	8	2001	3	5528	N	N	25400 155TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0740	08/29/01	336600	2430	0	8	2001	3	6413	N	N	16106 SE 250TH CT
007	032205	9131	11/01/01	280500	2450	2080	8	1977	3	32823	N	N	20241 143RD PL SE
007	032205	9183	07/07/00	353400	2490	0	8	2000	3	122839	N	N	20423 140TH AV SE
007	151590	0130	03/02/00	265115	2510	0	8	1993	3	10424	N	N	26027 158TH AV SE
007	184310	0100	07/10/01	278000	2510	0	8	1990	3	8226	N	N	25322 163RD AV SE
007	151591	0330	03/20/01	295000	2520	0	8	1993	3	10083	N	N	16001 SE 260TH ST
007	151592	0060	08/08/01	290000	2530	0	8	1995	3	9115	N	N	15925 SE 261ST CT
007	192206	9127	02/09/01	339950	2540	0	8	1999	3	56628	N	N	24023 196TH AV SE
007	032205	9310	04/06/00	255000	2560	0	8	1978	3	21780	N	N	20304 144TH PL SE
007	151591	0280	03/08/01	299950	2570	0	8	1994	3	12785	N	N	25819 160TH AV SE
007	184310	0140	09/12/01	295500	2580	0	8	1990	3	8804	N	N	25300 163RD AV SE
007	151591	0190	05/16/01	299950	2610	0	8	1993	3	10890	N	N	25609 160TH AV SE
007	184310	0180	06/05/00	239950	2620	0	8	1990	3	9610	N	N	25331 163RD AV SE
007	151591	0380	06/18/01	292000	2630	0	8	1994	3	8551	N	N	26010 158TH PL SE
007	689250	0060	03/20/01	299500	2630	0	8	2001	3	5728	N	N	25406 155TH AV SE
007	689250	0100	04/16/01	317975	2630	0	8	2000	3	6097	N	N	15418 SE 254TH ST
007	151591	0290	11/01/00	299950	2650	0	8	1993	3	9451	N	N	25924 160TH AV SE
007	151591	0120	05/09/00	268500	2660	0	8	1994	3	10344	N	N	15925 SE 258TH ST
007	151590	0030	08/15/01	307900	2680	0	8	1993	3	9190	N	N	25949 158TH CT SE
007	142205	9161	08/17/01	412300	2720	0	8	1986	3	144237	N	N	15507 SE 229TH PL
007	142205	9161	06/20/00	355000	2720	0	8	1986	3	144237	N	N	15507 SE 229TH PL
007	775490	0140	10/02/00	245000	2720	0	8	1976	3	30600	N	N	16526 SE 254TH PL
007	184310	0310	04/19/00	280000	2740	0	8	1989	3	10160	N	N	16145 SE 252ND PL
007	032205	9348	11/08/00	388000	2830	0	8	1990	3	48787	N	N	20324 140TH AV SE
007	151592	0080	08/01/00	298000	2870	0	8	1995	3	13074	N	N	26240 159TH PL SE
007	184310	0610	01/24/00	291000	2880	0	8	1990	3	11965	N	N	25431 163RD PL SE
007	856289	0730	08/29/01	336600	2910	0	8	2001	3	5891	N	N	24927 161ST PL SE
007	184310	0560	01/12/01	290000	2950	0	8	1990	3	11213	N	N	25406 162ND PL SE
007	151592	0260	04/24/01	307000	3040	0	8	1995	3	9626	N	N	15927 SE 262ND PL

**Sales Available for Annual Update Analysis**  
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**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
007	856289	0560	08/08/01	326995	3060	0	8	2001	3	5000	N	N	16122 SE 249TH PL
007	856289	0570	08/08/01	323995	3060	0	8	2001	3	6086	N	N	16116 SE 249TH PL
007	546720	0075	11/10/00	350000	3130	0	8	1998	3	10124	N	N	14814 SE 267TH ST
007	856289	0380	08/17/01	323995	3170	0	8	2001	3	5864	N	N	24918 161ST PL SE
007	151592	0340	06/06/01	307000	3270	0	8	1994	3	8678	N	N	26105 159TH PL SE
007	856289	0720	08/29/01	336600	3340	0	8	2001	3	5987	N	N	24923 161ST PL SE
007	262175	0350	02/28/00	234950	1360	640	9	1998	3	8057	N	N	17514 SE 257TH ST
007	262175	0340	09/21/00	231000	1690	0	9	1997	3	9087	N	N	17508 SE 257TH ST
007	262175	0390	04/24/01	233500	1820	0	9	1998	3	8964	N	N	17616 SE 257TH CT
007	232205	9083	05/29/01	530000	1930	940	9	1986	3	329749	N	N	15717 SE 240TH ST
007	242205	9040	10/18/00	392000	1980	0	9	1987	3	221284	N	N	24506 164TH AV SE
007	232205	9114	05/10/01	390000	2030	0	9	1975	3	85160	N	N	15624 SE 254TH PL
007	192206	9160	10/17/00	229500	2120	0	9	1978	4	25857	N	N	18833 SE WAX RD
007	142205	9102	08/28/00	348000	2310	0	9	1969	5	48880	N	N	15221 SE 232ND PL
007	252205	9166	09/12/01	390000	2440	1400	9	1991	3	100623	Y	N	26458 164TH AV SE
007	680630	0360	08/29/00	370000	2530	0	9	1994	3	8986	N	N	16230 SE 264TH PL
007	262175	0430	10/18/01	303000	2531	0	9	1997	3	10077	N	N	25712 176TH PL SE
007	242205	9080	01/21/00	327000	2610	0	9	1990	3	57499	N	N	24025 172ND AV SE
007	262175	0410	01/18/00	252950	2680	0	9	1998	3	8189	N	N	17613 SE 257TH CT
007	262175	0420	10/10/00	297500	2680	0	9	1997	3	8060	N	N	25706 176TH PL SE
007	262175	0580	10/12/01	319500	2720	0	9	1997	3	8658	N	N	25738 175TH WY SE
007	680630	0720	01/05/01	332500	2780	0	9	1994	3	8339	N	N	26444 161ST PL SE
007	680630	0170	03/03/00	387950	2800	0	9	1999	3	11752	N	N	16325 SE 266TH PL
007	262175	0460	01/18/00	257950	2830	0	9	1998	3	7064	N	N	25801 176TH PL SE
007	680630	0400	06/27/01	399900	2890	0	9	1999	3	9580	N	N	16205 SE 264TH PL
007	680630	0870	05/03/01	390000	3020	0	9	1994	3	8556	N	N	26453 161ST AV SE
007	680630	0220	03/28/00	349900	3230	0	9	1999	3	7622	N	N	16336 SE 266TH PL
007	680630	0030	07/09/01	452000	3250	0	9	1998	3	12071	Y	N	26622 161ST AV SE
007	680630	0150	03/19/01	421500	3250	0	9	1999	3	13899	N	N	26618 163RD CT SE

**Sales Available for Annual Update Analysis**  
**Area 60**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	680630	0410	04/23/01	412000	3422	0	9	1997	3	8945	N	N	16213 SE 264TH PL
007	680630	1050	05/15/00	390000	3450	0	9	1996	3	14319	N	N	16023 SE 267TH CT
007	680630	0110	05/15/00	435000	3508	0	9	1998	3	8602	N	N	26627 163RD CT SE
007	680630	0100	04/18/01	418000	3627	0	9	1998	3	8826	N	N	26623 163RD CT SE
007	680630	0980	02/20/01	410000	3630	0	9	1997	3	8387	N	N	16040 SE 267TH CT
007	680630	1030	01/24/01	625000	3910	1110	9	1997	3	25135	N	N	16015 SE 267TH CT
007	391340	0070	07/13/00	307500	1930	1000	10	1976	3	23352	Y	N	16604 SE 264TH ST
007	142205	9184	12/04/01	550000	2350	0	10	1983	3	217367	Y	N	23620 160TH AV SE
007	232205	9080	09/14/00	500000	2730	0	10	1991	3	328878	Y	N	15415 SE 240TH ST
007	252205	9203	04/10/00	367500	2910	0	10	1986	3	118047	N	N	17011 SE 257TH PL
007	680630	0320	11/21/00	379900	3010	0	10	1995	3	9258	N	N	26432 163RD AV SE
007	680630	0330	08/07/00	378950	3040	0	10	1994	3	9065	N	N	26426 163RD AV SE
007	680630	0300	06/26/00	467900	3530	0	10	1994	3	9100	N	N	26506 163RD AV SE
007	344492	0080	04/12/01	474950	4080	0	10	1977	3	94525	Y	N	21113 143RD AV SE

**Vacant Sales Available to Develop the Valuation Model**  
**Area 60**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	052206	9051	01/05/01	160000	216057	N	N
3	052206	9121	08/28/00	138000	102801	N	N
3	082206	9032	12/17/01	250000	1076367	N	N
3	082206	9111	04/16/01	130000	96703	N	N
3	082206	9115	05/31/01	130000	83635	N	N
3	092206	9059	04/20/01	170000	233481	N	N
3	172206	9020	03/07/00	150000	199069	N	N
3	172206	9076	10/15/01	78500	108464	N	N
3	172206	9107	03/03/00	150000	155509	N	N
3	172206	9125	04/18/01	74950	241322	N	N
3	182206	9043	08/08/00	225000	420789	N	N
3	302306	9015	07/24/00	125000	183070	N	N
3	302306	9015	04/26/01	165000	183070	N	N
3	302306	9161	05/05/00	60000	47480	N	N
3	400840	0080	07/27/00	125000	16400	Y	Y
3	511290	0350	05/14/01	40000	20000	N	N
3	770260	0790	10/13/00	115000	18957	Y	Y
3	770260	0870	08/03/00	99950	26220	Y	Y
3	793760	0847	11/13/00	70000	42026	N	N
7	032205	9024	11/20/01	200000	867715	N	N
7	132205	9023	03/22/00	133000	138085	N	N
7	132205	9100	08/30/01	107500	248292	N	N
7	132205	9148	07/10/01	225000	135201	N	N
7	192206	9087	10/12/00	2300000	633362	N	N
7	192206	9206	09/29/00	95060	21050	N	N
7	232205	9144	05/26/00	300000	425581	N	N
7	232205	9145	10/26/01	105500	30910	N	Y
7	232205	9145	03/23/00	92000	30910	N	N
7	546720	0023	05/02/01	53000	9984	N	N
7	680630	0180	03/17/00	90000	14797	N	N
7	680630	0180	03/23/00	75000	14797	N	N
7	856289	0460	09/12/01	78500	8894	N	N